08/05/26 BCC AGENDA SHEET **UPDATE**

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
VS-26-0270-NEVADA PALACE, LLC:

VACATE AND ABANDON a portion of a right-of-way being Harmon Avenue located between Boulder Highway and Jimmy Durante Boulevard within Sunrise Manor and Whitney (description on file). JG/jam/cv (For possible action)

RELATED INFORMATION:

APN:
161-21-204-005; 161-21-302-003

LAND USE PLAN:
SUNRISE MANOR - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)
WHITNEY - COMPACT NEIGHBORHOOD (UP TO 18 DU/AC)

BACKGROUND:
Project Description
The applicant is requesting to vacate and abandon a portion of the existing right-of-way as it is no longer necessary to accommodate the proposed residential subdivision.

Prior Land Use Requests

Application Number	Request	Action	Date
DR-0354-09	Design review for a parking garage for a resort hotel (Eastside Cannery)	Approved by BCC	July 2009
UC-1014-07	Use permit for signage for a resort hotel (Eastside Cannery)	Approved by BCC	October 2007
UC-0827-06	Use permit to increase height for a previously approved resort hotel (Eastside Cannery)	Approved by PC	July 2006
ZC-1972-05	Zone change for a 7 acre portion to H-1 zoning and expanded the Gaming Enterprise District for a resort hotel (Eastside Cannery)	Approved by BCC	March 2006
ZC-0750-05	Zone change for a 22.6 acre portion to H-1 zoning for a resort hotel (Eastside Cannery)	Approved by BCC	July 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Mid-Intensity Suburban Neighborhood (up to 8 du/ac) & Entertainment Mixed-Use	RS5.2 & CG	Single-family residential, Sam's Town Resort Hotel, & RV Park
South	Urban Neighborhood (greater than 18 du/ac)	RM18	Single-family residential townhomes
East	Urban Neighborhood (greater than 18 du/ac) & Public Use	RM32 & PF	Multi-family residential & elementary school
West	Entertainment Mixed-Use & Corridor Mixed-Use	CR, CG, & H-2	Shopping center, restaurant, truck rental facility, & Longhorn Casino & Hotel

Related Applications

Application Number	Request
PA-26-700023	A plan amendment from Entertainment Mixed-Use (EM) to Compact Neighborhood (CN) is a companion item on this agenda.
ZC-26-0265	A zone change from CR to RS2 is a companion item on this agenda.
PUD-26-0266	A planned unit development for a single-family residential development is a companion item on this agenda.
TM-26-500068	A tentative map for a 279 lot single-family residential subdivision is a companion item on this agenda.

STANDARDS FOR APPROVAL:
The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis
Public Works - Development Review
Staff has no objection to the vacation of right-of-way that is not needed for site, drainage, or roadway development.

Staff Recommendation
Approval. This item has been forwarded to the Board of County Commissioners for final action.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PLANNING COMMISSION ACTION: July 7, 2026 – APPROVED – Vote: Unanimous
Comprehensive Planning

- Satisfy utility companies' requirements.
- Applicant is advised within 2 years from the approval date the order of vacation must be recorded in the Office of the County Recorder or the application will expire unless

extended with approval of an extension of time; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Building Department - Addressing

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC: Whitney - approval.
APPROVALS: 4
PROTESTS: 5

PLANNING COMMISSION ACTION: June 16, 2026 – HELD – To 07/07/26 – per the applicant.

APPLICANT: GREYSTONE NEVADA, LLC
CONTACT: LENNAR, ATTN: PARKER SIECK, 6385 S. RAINBOW BOULEVARD, SUITE 300, LAS VEGAS, NV 89118